

📍 **Office :**

102, First Floor, Shreeman Yogee Complex,
Near Gayatri Bhojanalaya, Above Mobile Den,
Dharampeth, Nagpur - 440010

☎ 0712-2567254

✉ pravinparse@gmail.com

LEGAL TITLE REPORT

To,
MAHARERA,
Administrative Building No.1,
1st Floor,
Adjacent to Udyog Bhavan,
Civil Line, Nagpur – 440001

Sub: Title clearance certificate with respect to the scheme to be known and styled as **"JAGDAMBA SARASWATI NAGRI 10"** to be developed on **ALL THAT piece and parcel of land bearing Kh. No. 25/1/A/1/4**, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur (Rural) and District Nagpur. (Hereinafter referred to as the said land).

I have investigated the title of the said land on the request of the Owners/Developers i.e. Shri. Subhash Shamlal Mahule, and following documents i.e.:-

- 1) Description of the property: **ALL THAT piece and parcel of land bearing Kh. No. 25/1/A/1/4**, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur(Rural) and District Nagpur and Boundaries are as under:-



Boundaries of land bearing Kh. No. 25/1/A/1/4 :

ON THE EAST	Remaining portion of land bearing Kh. No. 25/1/A
ON THE WEST	Remaining portion of land bearing Kh. No. 25/1/A
ON THE NORTH	Land Bearing Kh No. 22
ON THE SOUTH	9.00 Meter wide road and Godhni Shiv

2) The documents of Allotment of Land:-

- a) Copy of Sale Deed of land bearing Kh No. 25/1/A/1/4 dated 18.07.2018 which is which is duly registered in the office of Sub Registrar Nagpur-7 at Registration No. 6230/2018 executed by Shri. Nandalal Babulal Choursaiya in favour of Shri. Subhash Shamlal Mahule.
 - b) Copy of क आलेख signed by Deputy Superintendent, Bhumi Abhilekh Office, Nagpur dated 17.05.2024.
 - c) NA Order of land bearing survey no. 25/1/A/1/4 of Mouza – Lonara duly issued by Tahsildar (Nagpur - Rural) in the name of Shri. Subhash Shamlal Mahule dated 12.02.2025 bearing No. RMK 78/NAP-34/2024-25 Mouza – Lonara/P. H. No. 12-A.
 - d) Copy of 7/12 extract of land baring reflecting the name of the current owner Shri. Subhash Shamlal Mahule.
- Title search report for 30 years from 1996 till 2025 vide 1) GRN No. **MH011199795202526E** dated **05.11.2025** For the period of 6 years from the year 1996 to 2001 and 2) GRN No. **MH011201933202526E** dated **05.11.2025** with Sub-Registrar, Dist. Nagpur for the period of 24 years from 2002 to 2025.

- 2] On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of the said owner i.e. Shri. Subhash Shamlal Mahule is Good, Clear, Valid and marketable.



- i. Owner of the land:- Shri. Subhash Shamlal Mahule, is the owner of **ALL THAT** piece and parcel of land bearing Kh. No. 25/1/A/1/4, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur(Rural) and District Nagpur.
- ii. Qualifying comments/remarks if any – The Property i.e. land bearing Kh. No. 25/1/A/1/4, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur(Rural) and District Nagpur is not encumbered.

The report reflecting the flow of the title of the Shri. Subhash Shamlal Mahule on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date:05.11.2025


PRAVIN M. PARSE
Advocate



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FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) Copy of 7/12 extract of the property i.e. **ALL THAT** piece and parcel of land bearing Kh. No. 25/1/A/1/4, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur(Rural) and District Nagpur in the name of present owner Shri. Subhash Shamlal Mahule.
- 2) Mutation entry vide ferfar No. 1667 dated 01.07.2024 downloaded on 15.10.2025.
- 3) Search Report for 30 years 1996 to 2025, taken from Sub Registrar Office at Nagpur.
- 4) Any other Relevant Title:
 - a) Copy of Sale Deed dated 18.07.2018 which is duly registered in the office of Sub Registrar Nagpur-7, in Book No. 1, bearing Registration No.6230/2018 on even date.
- 5) Litigation if any: The Property i.e. land bearing Kh. No. 25/1/A/1/4, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur(Rural) and District Nagpur is not encumbered.

Date: 05.11.2025



Pravin M. Parse
Advocate



CHALLAN
MTR Form Number-6



GRN MH011199795202526E		BARCODE 		Date 05/11/2025-18:53:11		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		Adv. Pravin Parse	
Location NAGPUR							
Year 2025-2026 From 01/01/1996 To 31/12/2001				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			150.00	Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)			
				Khasra No 25-1-A-1-4, Mouza Lonara, Tah. Nagpur Gramin Dist. - Nagpur			
Total			150.00	Amount In		One Hundred Fifty Rupees Only	
				Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042025110575284	029240715
Cheque/DD No.				Bank Date	RBI Date	05/11/2025-18:55:04	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वयाच्या दस्तांसाठी लागू नाही.

Mobile No. : 9423617421



MH011201933202526E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Nov 2025	Receipt	Receipt no.: 1114518098
	Name of the Applicant :	PRAVIN MANOHAR PARSE ✓
	Details of property of which document has to be searched :	Dist :Nagpur Village :Lonara S.No/CTS No/G.No. : 25 ✓
	Period of search :	From :2002 To :2025 ✓
	Received Fee :	600
The above mentioned Search fee has been credited to government vide GRN no :MH011201933202526E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



CLARIFICATION WITH RESPECT TO YOUR QUERY

With reference to your query no. (B) 1, in search report dated 05.11.2025 w.r.t. variation in Khasra Number as per Sale Deed and Search Report of property i.e. ALL THAT piece and parcel of land bearing Kh. No. 25/1/A/1/4, admeasuring 6070.00 Sq. Mtrs. being a portion of the entire land bearing Kh. No. 25/1/A/1/4, P.H. No. 12, held in Malik Makbuja Rights of Mouza – Lonara, Tahasil – Nagpur(Rural) which is owned by Shri. Subhash Shyamlal Mahule.

It is clarified as follows:

1. **THAT**, in the legal title report dated 05.11.2025, the Khasra No. mentioned is 25/1/A/1/4 as against the Khasra No. i.e. 25/1/A which is mentioned in the Sale Deed.
2. **THAT**, the said variation in Khasra Number is due to the fact that After the purchase of said land bearing Khasra Number 25/1/A , the honorable Tahasildar, Nagpur thereafter issued an order dated 13.06.2024 and as per the said order the old 7/12 extract stands closed and the said Khasra is further sub-divided in 5 sub divisions bearing No.(i) 25/1/A/1, (ii)25/1/A/1/1, (iii)25/1/A/1/2, (iv)25/1/A/1/3 and (v) 25/1/A/1/4, and the said order also required the preparation of 5 new 7/12 extracts of the said sub divided numbers and the said sub division into new 5 Khasra numbers is duly reflected in the revenue record i.e. in ferfar patrak bearing No. 1667 dated 01.07.2024 downloaded on 15.10.2025 and since, there has been a change in khasra number as mentioned earlier, in the legal report submitted the Khasra Number mentioned is 25/1/A/1/4 which is one of the sub divided khasra number as per the order of Tahsildar Nagpur.

Hence the said clarification as to the mentioning of different Khasra No. in legal report as against the khasra no. mentioned in the schedule of property of the Sale Deed and also enclosing the copy of ferfar patrak showing sub division of land for your kind verification.

Enclosure :

1. Ferfar patrak bearing No. 1667 dated 01.07.2024 downloaded on 15.10.2025.

Date: 25.11.2025




Pravin M. Parse
Advocate

गाव नमुना 6
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, 1971 यातील नियम 10]

गाव :- लोणारा

तालुका :- नागपूर (ग्रामीण)

जिल्हा :- नागपूर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शेरा
1667	<p>फेरफाराचा प्रकार : अनौदणीकृत</p> <p>नोंदीचा प्रकार : आदेशाने जुना 7/12 बंद व नवीन पोट हिस्सा तयार करणे फेरफाराचा दिनांक : 28/06/2024 माहिती मिळालेचा दिनांक : 28/06/2024</p> <p>सक्षम अधिकारी तहसीलदार यांनी त्यांचे कडील आदेश क्रमांक : मा.तहसीलदार साहेब नागपूर ग्रामीण यांचे आदेशित पत्र क्र.प्रस्तु-01/तह.नाग.(ग्रा)/स.क्र.134/कावी-1753/2024 दिनांक 13/06/2024/2024 दिनांक : 13/06/2024 अन्वये आकारफोड आदेश झाल्याने खालील स.क्र./ ग.क्र. मधील क्षेत्र रुपांतरीत झाले असलेले नवीन सातबारा अस्तित्वात आणणे आवश्यक आहे त्या प्रमाणे मूळ 7/12 बंद करून खलील प्रमाणे नवीन पोट हिस्से तयार केले . जुना 7/12 बंद करून नवीन 7/12 तयार करण्यास मान्यता दिलेली यादी :</p> <p>जुना 7/12 :</p> <p>सर्व्हे क्रमांक : 25/1/अ/1 लागवडीयोग्य क्षेत्र : 6.4400</p> <p>एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000</p> <p>नवीन 7/12 :</p> <p>सर्व्हे क्रमांक : 25/1/अ/1/1 लागवडीयोग्य क्षेत्र : 0.6000</p> <p>एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000</p> <p>खाता क्रमांक : 71</p> <p>नाव : नंदलाल बाबुलाल चौरसिया क्षेत्र : 0.6000 आकरणी : 0.92</p> <p>सर्व्हे क्रमांक : 25/1/अ/1/2 लागवडीयोग्य क्षेत्र : 1.7200</p> <p>एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000</p> <p>खाता क्रमांक : 818</p> <p>नाव : योगेश नंदलाल चौरसिया क्षेत्र : 1.7200 आकरणी : 2.65</p> <p>सर्व्हे क्रमांक : 25/1/अ/1/3 लागवडीयोग्य क्षेत्र : 3.5130</p> <p>एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000</p> <p>खाता क्रमांक : 71</p> <p>नाव : नंदलाल बाबुलाल चौरसिया क्षेत्र : 3.5130 आकरणी : 5.41</p> <p>सर्व्हे क्रमांक : 25/1/अ/1/4 लागवडीयोग्य क्षेत्र : 0.6070</p> <p>एकक:हे.आर.चौ.मी पोटखराब क्षेत्र:0.0000</p> <p>खाता क्रमांक : 653</p> <p>नाव : सुभाष शामलाल माहुले क्षेत्र : 0.607 आकरणी : 0.91</p> <p>वरील आदेशाप्रमाणे नवीन 7/12 सुरु करणेत आले व मूळ 7/12 वर 7/12 बंद केला आहे असा शेरा नमूद करून गाव दफ्तरी नोंद घेतली.</p> <p>मा.तहसीलदार साहेब नागपूर ग्रामीण यांचे आदेशित पत्र क्र.प्रस्तु-01/तह.नाग.(ग्रा)/स.क्र.134/कावी-1753/2024 दिनांक 13/06/2024 नुसार मा.उपअधीक्षक भूमी अभिलेख , नागपूर</p>	<p>25/1/अ/1 (मंजूर),</p> <p>25/1/अ/1/1 (मंजूर),</p> <p>25/1/अ/1/2 (मंजूर),</p> <p>25/1/अ/1/3 (मंजूर),</p> <p>25/1/अ/1/4 (मंजूर)</p> <p>एकूण :- 5</p>	<p>मा. तहसीलदार यांचा आदेशाने जुना 7/12 बंद व नवीन पोट हिस्सा तयार करण्याचा आदेश प्राप्त झाला आहे.मा.तहसीलदार साहेब नागपूर ग्रामीण यांचे आदेशित पत्र क्र.प्रस्तु-01/तह.नाग.(ग्रा)/स.क्र.134/कावी-1753/2024 दिनांक 13/06/2024 नुसार मा.उपअधीक्षक भूमी अभिलेख,नागपूर(ग्रामीण)यांचे पत्र क्र.दु.ली./आकारफोड पत्रक/मौजा-लोणार/2024 जा.क्र.7102 दिनांक 20/05/2024,मोजणी मामला क्रमांक 0695/2024 गट नं.25/1/अ चे पोट हिस्सा प्रकरणात आकार फोड पत्रक नुसार नोंद प्रमाणित</p> <p>(असीम अब्दुल गणी खान) मंडळ अधिकारी:- गोधनी(रेल्वे) ता.: नागपूर (ग्रामीण) जि.: नागपूर दि.: 01/07/2024</p>

(ग्रामीण)यांचे पत्र क्र.दु.ली./आकारफोड पत्रक/मोजा-लोणारा/2024
जा.क्र.7102 दिनांक 20/05/2024 , मोजणी मामला क्रमांक
0695/2024 गट नं.25/1/अ चे पोट हिस्सा प्रकरणात आकार फोड
पत्रक नुसार नोंद.

हितसंबंधितांना नोटीस बजावल्याचा दि.
फेरफार नोंद निर्गतीचा दि. 01/07/2024

(अमोल दिपकराव देशमुख)
ग्राम महसूल अधिकारी

लोणारा साझा लोणारा ता. नागपूर (ग्रामीण) जि. नागपूर

"या प्रमाणित प्रतीसाठी फी म्हणून 15/- रुपये मिळाले."

दिनांक :- 15/10/2025

सांकेतिक क्रमांक :- 270900090108120000102025344

(नाव :- रमेश केवळराम तभाने)

ग्राम महसूल अधिकारी साझा लोणारा ता :- नागपूर

साझा (ग्रामीण) जि :- नागपूर